Tombstone Heritage Ranch General Meeting – 28 October 2017

Bob Peper – President - Present

Edie Gustason – Secretary - Present

Jake Tucker – Finance - Absent

Karen Thomay – Telephonic

Bob Peper opens the meeting.

Agenda Items

1. Establish quorum
2. Reading of 2016 Annual Meeting Notes
3. 2017 Financial Report & 2018 Budget
4. Road Policy
5. 2017 Road Maintenance Report & 2018 Budget
6. Old Business:
   1. Bank Account Misuse Resolved
   2. Free PO Box in McNeal for THR residences
   3. Street Signs
7. New Business:
   1. Open Discussion
   2. Business Signs on Private Property
8. 2-18 Annual Meeting set for October 27, 2018
   1. Need to determine location
9. 2018 Board of Director Meetings to be announced on website
10. THR-POA news to be posted on website.
11. Tom Gustason motions approval of 2016 minutes. Sue Peper seconded it.
12. Bob asked Nancy to address financial report to remove 3 months of 2016 from Report. Nancy will address once she obtains her computer. Nancy clarifies that new report will run 1 Jan 17 to 28 Oct 17. Bob Peper motions to accept Financial Report. Karen Thomey seconds it.
13. Tom Gustason address the road maintenance report. (See attached).
    1. Bob Peper suggests adding an insurance liability be provided by any individual doing any road maintenance
    2. Tom suggests that a sign be placed on High Noon Flats regarding the dip in the road.
    3. Bob Peper motions that the road report be accepted. Sue Peper seconds it.
    4. Bob Peper discusses new road signs for South and North side.
14. Bob Peper address old business.
    1. Bank account misuse. Corrected with Wells Fargo.
    2. Post office boxes are free at McNeal Post Office.
    3. Street signs will be inventoried and missing ones will be replaced.
    4. Tom Gustason suggests moving the current signs to the west side of each road.
       1. Bob suggests waiting for Jake to return as he is head of Road Committee.
15. Bob Peper addresses new business.
    1. Business signs on private property.
       1. Bob asks about country rules.
          1. Edie explains that the county has no rules about the size, font and type of sign to be placed. However, the signs must be placed at least 10ft from County Right of way.
          2. Bob suggests that the board study this issue further.
    2. Edie Gustason addresses overspray issue reading notes from 170624 board meeting.
       1. Overspray
          1. Ruth Evelyn Cowan had mesquite sprayed
          2. Bruce Wallace, CPS, and DOW chemical came to inspect.
          3. Charles Hofmann had contacted Dept of AG to find out about chemicals used.
          4. According to Bruce and DOW, the concentration is not harmful and only affects mesquite.
          5. Mr. Pingree notified Bob Peper about the overspray and is concerned about it.
          6. Bob asked for picture that Hofmann sent to him, Pingree agreed
          7. Later recanted claiming Hofmann told him not to forward pic to anyone.
          8. Bob Peper contacted attorney and was advised to stay out.
          9. Board will take no action until there is a formal complaint.
    3. Bob addresses request from Mr. Pingree regarding the reduction of the POA dues.
       1. Sue Peper explains that changing the dues does not require a vote of the general population just from the Board of Directors.
       2. Karen Thomey states that the dues are harder to raise than to lower. That the board is required to keep a certain amount of money in the fund for emergencies and administrative costs. She is unsure of when the dues where raised.
       3. Bob suggests that this be discussed further at the Board of Directors meeting.
16. Bob Peper motions for the meeting to be adjourned. Edie Gustason seconds and Karen Thomey thirds it.